



## Town of Boylston Board of Selectmen

Date of Meeting: **Monday, January 22, 2007**  
Location: Town Hall, 221 Main Street  
Time: 5:25PM – 7:40 PM  
Members Present: James Stanton, Roger Deal, Ken Sydow  
Others Present: Suzanne Olsen, Town Administrator; Lori Esposito, Administrative Assistant

Special “Workshop Meeting” called; Town Counsel was not present, and there was no financial warrant to be signed.

The meeting was called to order at 5:25pm.

Brief discussions regarding the school budget, past overrides and contract negotiations.

- Ken Sydow asked how can the upcoming FY08 school budget be funded. The Board is not sure yet, but Jim provided history from a few years ago when Tahanto teachers did not agree to change their health insurance to Blue Cross and Blue Shield through MiiA, as other town employees did. The cost savings to the town at the time would have been about \$150K; the coverage would have remained the same and teachers’ premium contributions would have been equal or less. The Tahanto teachers are currently in contract negotiations again, so the budget is still uncertain, pending the outcome.

**Green Street / Mile Hill Road:** Ken Sydow reviewed his concerns regarding safety at this intersection, and believes a stop sign should be placed at Green Street (in addition to existing stop sign at Mile Hill) to create a 2-way stop. Jim Stanton noted that past practice is to refer to the Police Chief, than have him make a recommendation. The Board will bring up with Chief Sahagian again at his next meeting.

**TurfLinks:** Discussed current status regarding Earth Removal Board fee and permit status.

**Sewall Street Gravel Pit:** Ken Sydow asked who / when was it determined that the money from the sale of the town-owned gravel pit would go towards a new DPW building.

- Jim explained that the gravel pit was originally designated for use by the DPW and used many years ago. When the sand and gravel contents were exhausted, the Town decided to sell the pit. Since there is now development in that area, it no longer made sense to locate a new DPW facility there. It was agreed that funds from the sale of the gravel pit would go towards DPW building costs in the form of a stabilization fund. Since 40B housing is needed in town, it was designated as such in the RFP for the gravel pit sale.
- Ken asked how the value of the land was determined, and if the price offered is fair. Jim said no appraisal was done on the property, but a dollar value was established before the RFP was put out.

**Library:** Ken Sydow asked if a new library is built, what are the possible uses of the existing building. No answer yet, since they are not sure of the timing or status of the new building. However, there is a Library Re-use Committee in place, on which Roger Deal serves as Chair.

**Affordable Housing:** Sue Olsen updated the Board re: the Town’s Affordable Housing Plan was recently approved by the State (8 units per year in the plan). If we actively pursue the AH plan, the State is less likely to allow non-friendly 40B developments to come into Town. However, the

Sewall St. wood turtle issue (Horizon Partners' 40B housing) has set the Town back significantly in its plan.

**Route 140 Development:** Status of DiPilato's pending project briefly discussed. All agreed Rte. 140 development is the focus, with the need to encourage commercial business in town.

- Ken Sydow noted the football field would be a great location for retail stores; Jim noted that access to the site from 140 is owned by MDC.
- Roger Deal asked when something will be done about it; he feels something needs to be done short-term to get it going.
- All agreed that Hillside development is also important to focus on; Ken suggested the possibility of leasing some land.

**Technical Review Committee:** Ken Sydow spoke to other towns about their various forms of review committees (a review process for applicants prior to meeting with town boards).

- Town employees and board chairs should serve, as well as an engineer. Ken already spoke with a rep from each committee, and they are willing to serve. The core responsibility of the team would be to assist town boards (Planning, ZBA, etc.) by screening plans, advising applicants re: codes, bylaws, etc. Meeting would be held during the day, not in the evenings.
- Roger Deal agrees that is a good idea, but is concerned that the boards would see it as a "threat" to their authority, rather than help. Ken said the boards will have questions at first, but over time will see the value of this committee that would essentially "pre-qualify" the applicant to be sure everything is lined up before meeting with the respective board. It would be a 'checklist' of sorts for all of the preliminary information required, so no time is wasted at board hearings; the board members' time would not be wasted by unprepared applicants.

**Retiree Health Insurance:** The Board continued their decision on retiree Donna Erickson's request to return to Town's health insurance plan.

Meeting adjourned at 7:40pm.

Respectfully Submitted,



Lori Esposito  
Administrative Assistant